





1

Design Review Board Study Session

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SR. PLANNER 
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER 
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MEETING DATE: OCTOBER 9, 2014

SUBJECT: DR14-33, PADS B AND D AT AZ AVE WINCO

STRATEGIC INITIATIVE: Economic Development

To allow for the development of commercial pads within and existing shopping center.

REQUEST

DR14-33, Pads B and D at AZ Ave Winco: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.0 acres located at the northeast corner of Arizona Avenue and Desert Lane zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Barclay Holdings
Name: Colby Fincham

Company: Winco Foods
Name:

Address: 2390 E. Camelback Rd, #200
Phoenix, AZ 85016
Phone: (602)-224-4151
Email: cfincham@barclaygroup.com

Address: 650 N. Armstrong Place
Boise, Id 83704
Phone: (208)-377-0110

BACKGROUND/DISCUSSION

History

Date	Action
<i>March 3, 1987</i>	Planning Commission approved case S054, preliminary plat for Fiesta Tech Master Plan Phase II, for Lots 1-6
<i>September 27, 1994</i>	Council approved case Z94-24 (Ord. No. 894) The Earnhardt Dodge-Fiesta Tech PAD Amend PAD R-4 to I-1 for new car storage and employee parking
<i>September 27, 1994</i>	Planning Commission approved case UP94-09, for Earnhardt Retail car sales, for a 2 year approval period.
<i>January 11, 1996</i>	DRB approved case DR95-60, Earnhardt Dodge, site package.
<i>August 15, 1996</i>	DRB approved case DR96-40, Earnhardt Dodge, Lot 6 Fiesta Tech Center, for site plan, elevations, landscaping, lighting, and grading.
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the lot located south of the site and Desert Lane, Parcel 3, Continental Tech Center
<i>December 10, 1998</i>	DRB approved case DR98-91, Costco Wholesale, on the lot located north of the site.
<i>November 15, 2012</i>	DRB considered case DR12-24, Arizona Avenue Retail Center, on the on the subject site (See Comments from Nov. 15, 2012 DRB Study Session, below).
<i>December 13, 2012</i>	DRB approved DR12-24, Arizona Avenue Retail Center Pad A, anchor, and the primary parking lot on 14.54 net acres.

Overview

The request is to construct in-line shops on two vacant pads (B and D) within the approved AZ Avenue Winco shopping center site. The overall development proposes a 94,683 sq. ft. grocery store, plus three (approximately 1 to 2 acre) pad sites. The proposed development is coordinated with the Winco site and the proposed Pad C site plan. An Administrative Use Permit application has been submitted to secure shared parking between all pads/users within the overall site plan.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	General Commercial	General Commercial (GC) PAD
South	General Commercial	Desert Lane then General Commercial (GC) PAD
East	General Commercial	Colorado St. then General Commercial (GC)
West	City of Mesa Commercial/Office	Arizona Ave. then Commercial/Office and Multi-Family Residential
Site	General Commercial	General Commercial (GC) PAD,

Project Data Table

Gross Site Acreage	16.99 acres gross, 14.57 acres net
Development Proposal	Development of pads B and D
Zoning	General Commercial (GC) PAD
Buildings	4 (1 Major retail, 3 Pad sites)
Floor Area	114,225sqft. Total Major Retail- 94,671 sq. ft. Pad B- 9,100 sq. ft. Pad C- 2,979 sq. ft. Pad D- 7,475 sq. ft.
Lot Coverage Allowed/ Provided	No Maximum/21% -22%
Building Setback Front (Arizona Ave.) Required	25'
Building Setback Front (Arizona Ave.) Proposed	25' Pad
Building Setback (north) Side to Non-residential Required	20'
Building Setback (north) Side to Non-residential Proposed	20'
Building Setback (east) Side to Non-residential Required	20'
Building Setback (east) Side to Non-residential Proposed	20'
Building Setback (south) Side (street) to Non-residential Required	20'
Building Setback (south) Side (street) to Non-residential Proposed	20'
Building Height Required	45'
Building Height Proposed	28' to top of parapet
Parking Required (based on general retail at 1 sp. 250 sq. ft. of gross floor area)/ Provided	477 Total Required/519 provided Winco Pad A 379 required/421 provided Pad B 36 required/38 provided Pad C 32 required/40 provided Pad D 30 required/31 provided AUP in process for shared parking
Open Space Required/ Provided (Net Lot Area)	15% required/total not provided.

DISCUSSION**Site Plan**

The Master Site Plan was approved in DR12-24. The proposed development for Pads B and D is in keeping with the approval. Staff has commented about Pad B concerning access to the rear

store access. There is no direct access from a parking lot to the rear service doors. It appears that the sidewalk access to these doors comes from the main entry sidewalk along the main drive aisle. Staff would prefer that an additional sidewalk be designed that connects the parking lot on the east side to the service door access on the west side of the shops. The sidewalk would be located along the north elevations and be a minimum of 3' from the building to allow for foundation landscape. The north side, adjacent to the sidewalk would also be a good location for an employee amenity area with shade and a bench/table. Another option would be to split the building and provide a center shaded plaza for outdoor dining and access to the rear. This would also help break up the west elevation.

Landscape

The landscape palette proposed is in keeping with the approved plant materials. Much of the site's landscape is being improved with the Pad A development. Pads B and D are responsible for the landscape immediately adjacent to the building and in parking lot areas that were not improved with the Winco construction. Staff has no outstanding landscape issues.

Grading and Drainage

Pad B is proposing the addition of five 24" perforated pipes, backfilled with drain rock and wrapped in filter fabric along the north property line beneath landscape that is being installed with Pad A. There are existing trees along the north property line. Trees are required along the north property line at a minimum of 24" box trees every 3/1000 sq. ft. If the existing landscape is removed, the new landscape would have to meet this requirement even if it is in excess of what exists today. If the underground retention would prohibit the trees from this location, another drainage alternative would have to be found. Staff does not encourage the removal of mature landscape.

Elevations/Floor Plans

The east elevation of Pad B is in keeping with the Winco design, colors and materials. The elevation has vertical and horizontal movement and lots of glass store front. It appears from scaling the images provided that the horizontal change is between 1' and 2'. The vertical change is from 22' to 26' to 28' to top of parapet. The west, rear, elevation has horizontal movement and vertical movement with changes in color and material. With the mature vegetation along Arizona Avenue, there will be limited visibility to the rear of this building. However, staff will request that the rear doors be painted Maryville Brown to blend in and match the adjacent painted CMU. As stated above, staff supports the addition of a sidewalk along the north building elevation or the idea of a center plaza space to provide for outdoor options especially considering there are no other major plaza spaces within the entire shopping center.

Pad D west, front, elevation has vertical and horizontal movement with the use of two stucco field colors, one CMU block painted block color, accent trim and metal seam copper color awnings. The side elevations, north and south, reflect the front elevation's colors, materials and parapet heights. The rear, east, elevation is screened by the mature vegetation and new landscape, but it is visible within the site and is designed as a 360 degree building. With that being said, staff will request that the rear elevation is enhanced to reflect the colors, materials, vertical and horizontal movement of the front and side elevations. Staff will also request that the service doors be painted Maryville Brown to match the adjacent CMU.

Site Lighting

New site lighting will match the existing parking lot lights. The building lighting shown on the elevations shall be depicted and specified on the photometric plan as part of the 2nd Review.

Signage is not being approved with this submittal and will be required to submit a Minor Administrative Design Review application. Sign bands are not allowed to be located over architectural details or encroach upon architectural elements.

Summary

The applicant is requesting any input to address prior to final approval as they desire to proceed with Construction Drawings at risk.

REQUESTED INPUT

1. Input regarding the submittal packet.
2. Recommendation to move forward with cd at-risk submittal per staff's 1st Review comments and the Design Review Board's additional input.

Respectfully submitted,



Amy Temes
Senior Planner

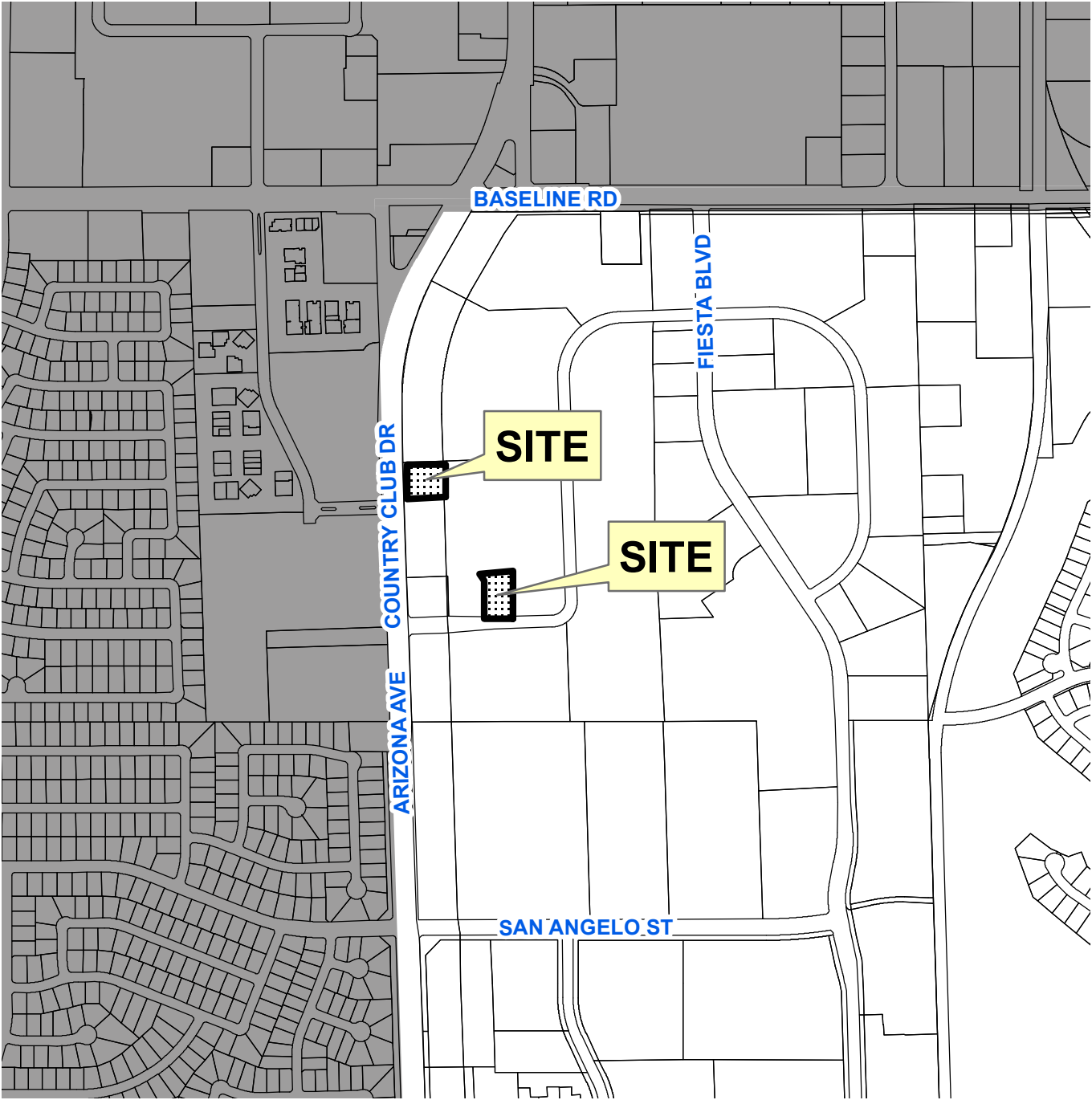
Attachments:

1. Vicinity Map
2. Approved Overall Site Plan DR12-24, approve December 13, 2012
3. Approved Pad A Elevations DR12-24, approved December 13, 2012
4. Overall Site Plan, Pad B Site Plan and Pad D Site Plan
5. Landscape
6. Grading and Drainage
7. Elevations and Floor Plan for Pad B
8. Elevations and Floor Plan for Pad D
9. Lighting

DR14-33

Vicinity Map

SITE LOCATION:



■ MESA
□ TOWN OF GILBERT

0 290 580 1,160 Feet



DR14-33: Pads B and D at AZ Ave Winco
Exhibit 2 - Approved Overall Site Plan (DR12-24)
October 9, 2014

DEVELOPMENT DATA

DEVELOPMENT DATA
CURRENT ZONING: GC GENERAL COMMERCIAL
PROPOSED ZONING: GC GENERAL COMMERCIAL
CURRENT GENERAL PLAN CLASS: GENERAL COMMERCIAL
PROPOSED GENERAL PLAN CLASS: GENERAL COMMERCIAL (GC)
GROSS SITE AREA: 740,436.77 SF 16.99 AC
PERCENT IN ZONING CATEGORY: 100%
NET SITE AREA: 634,898 SF 14.57 AC
TOTAL BUILDING AREA: PAD 'A' 94,683 SF
PAD 'B' 9,145 SF
PAD 'C' 7,795 SF
PAD 'D' 6,388 SF
TOTAL 117,949 SF

GROSS DENSITY (LOT COVERAGE): 18.5%
LANDSCAPE AREA PROVIDED: 165,661 SF
PERCENT OF LANDSCAPE: 26%

DEVELOPMENT STANDARD(S)	EXISTING	PROPOSED
MAX SIZE OF USE OR USER (SF):	NONE	NONE
MAX BUILDING HEIGHT:	45'	45'
BUILDING STEP-BACK:	YES	YES
MIN SETBACKS: FRONT	25'	25'
SIDE (STREET)	20'	20'
SIDE (NONRESIDENTIAL)	20'	20'
REAR (NONRESIDENTIAL)	20'	20'
BUILDING SEPARATION		
SINGLE STORY:	15'	15'
MULTIPLE STORY:	20'	20'
MIN REQ PER LS: FRONT	25'	25'
SIDE (STREET)	20'	20'
SIDE (NONRESIDENTIAL)	20'	20'
REAR (NONRESIDENTIAL)	20'	20'
LANDSCAPE (% OF NET AREA)	15%	15%
MIN. BUILDING SETBACK TO PARKING (EXCLUSIVE OF PARKING OVERHANG)	4'	4'
**NO RESIDENTIAL USE IS PROPOSED WITH THIS DEVELOPMENT PARKING (RETAIL SALES GENERAL 1/250 SF (GROSS FLOOR AREA))		

PARKING:	REQ'D	PROVIDED
PAD 'A'	379	462
PAD 'B'	37	33
PAD 'C'	31	33
PAD 'D'	26	25
TOTAL:	473	553

LEGEND

▲ PARKING COUNT

△ CLEAR SITE TRIANGLES

★ PROPERTY CORNER

* LANDSCAPE SETBACKS EQUAL BUILDING SETBACKS

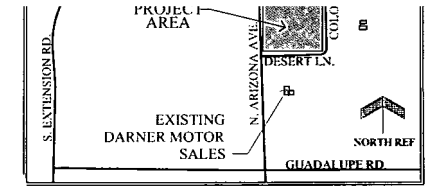
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DR1.3 - ACCESS SITE PLAN
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DR1.6 - ALTA SHEET 2
DR1.7 - ALTA SHEET 3
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DR2.1 - COLOR LANDSCAPE PLAN
DR3.0 - PRELIMINARY GRADING & DRAINAGE PLAN
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DR3.5 - SITE PLAN DETAILS
DR3.6 - SITE PLAN DETAILS
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DR5.0 - FLOOR PLAN
DR6.0 - PHOTOMETRIC PLAN



VICINITY MAP

SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR:
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN PLASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR:
 - ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT REPLACED WITH COMPAR

Case #: DR12-24
Attachment 4: Site Plan
November 15, 2012

DESIGN REVIEW DRAWINGS
WINCO FOODS STORE
NEC OF ARIZONA AVE. &
DESERT LN., GILBERT, AZ

WinCo
Foods

SHEET TITLE

SITE
INDEX
PLAN

SHEET

DR1.0

AREA PROJECT NO.
WINCO_EXT
DRAWN
REVIEW
CHECKED
MONITORING
SUBMITTAL DATES
9/25/12
OTD DATE

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CTA
1185 GROVE STREET
BOISE, IDAHO
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WWW.CTAGROUP.COM

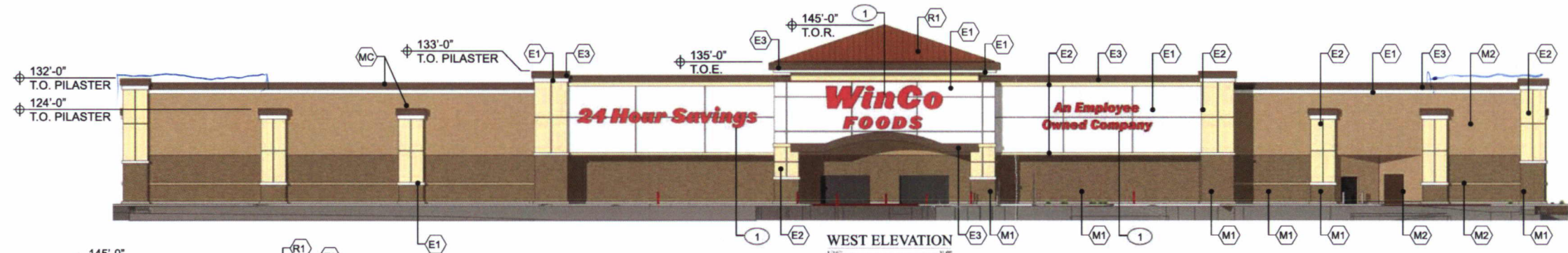


SITE INDEX PLAN
1" = 50'

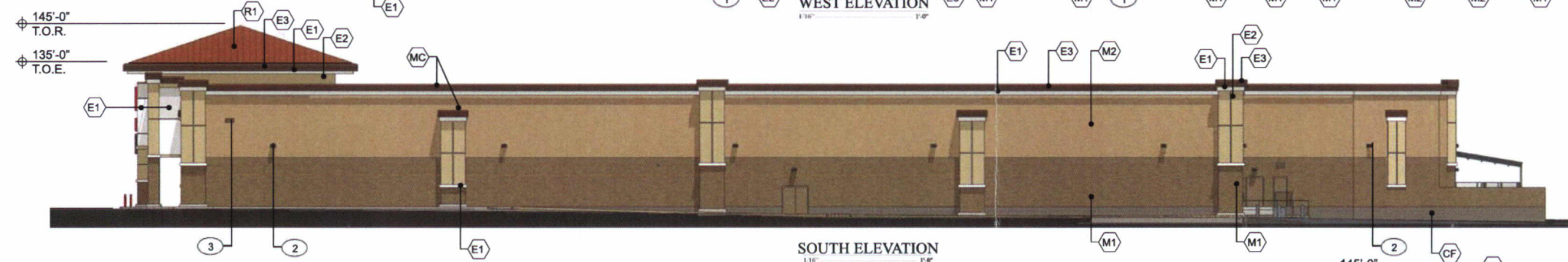




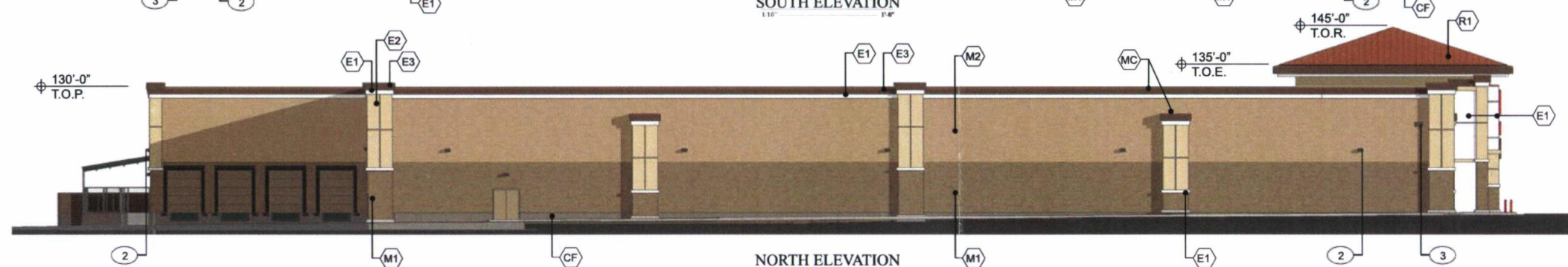
PERSPECTIVE



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND

E1 - EFIS - SAND PEBBLE FINE - MATCH BENJAMIN MOORE HC-27 MOTEREY WHITE
E2 - EFIS - SWIRL COARSE - MATCH BENJAMIN MOORE HC-39 PUTNAM IVORY
E3 - EFIS - SAND PEBBLE FINE - MATCH BENJAMIN MOORE HC-75 MARYVILLE BROWN
P1 - PAINT - BENJAMIN MOORE HC-27 MOTEREY WHITE
P2 - PAINT - BENJAMIN MOORE HC-75 MARYVILLE BROWN
M1 - SPLIT FACE CMU - PAINTED - BENJAMIN MOORE HC-75 MARYVILLE BROWN
M2 - SMOOTH FACE CMU - PAINTED - BENJAMIN MOORE HC-34 WILMINGTON TAN
R1 - PREFINISHED METAL ROOFING - BERRIDGE STANDING SEAM COPPER-COTE
R2 - PREFINISHED METAL ROOFING - BERRIDGE STANDING SEAM CHARCOAL GREY
MC - METAL COPING/FLASHING - PAINTED - MATCH BERRIDGE COPPER-COTE
CF - CONCRETE FOUNDATION - PAINT - BENJAMIN MOORE HC-75 MARYVILLE BROWN

- GENERAL NOTES**
1. ROOF DRAIN METHOD TO BE INTERNAL DRAIN PIPES AND EXTERIOR SCUPPERS.
 2. HOLLOW METAL DOORS & FRAMES TO BE PAINTED BENJAMIN MOORE HC-75 MARYVILLE BROWN.
 3. HAND/GUARD RAILS TO BE PAINTED BENJAMIN MOORE HC-75 MARYVILLE BROWN.
- KEYED NOTES**
1. LOCATION OF PROPOSED SIGNAGE. SIGNAGE TO BE PROVIDED BY OTHERS UNDER SEPARATE PERMIT.
 2. EXTERIOR LIGHTING TO BE LITHONIA CSXW-LED, TYP., RE: DR6.0.
 3. OVERFLOW SCUPPERS.
 4. 8'-8" HIGH CMU EQUIPMENT SCREEN WALL TO MATCH BUILDING EXTERIOR WALL.
 5. METAL GATES PAINTED TO MATCH CMU SCREEN WALL, RE: DR3.6-1&2.
 6. CHAIN LINK FENCING.

REVISIONS

NO.	DATE	DESCRIPTION

ARCH. PROJECT NO. WINCO_ENT
 DRAWN: SB, CN
 CHECKED: TP, JK
 SUBMITTAL DATES: 9/27/12
 OTH DATE:

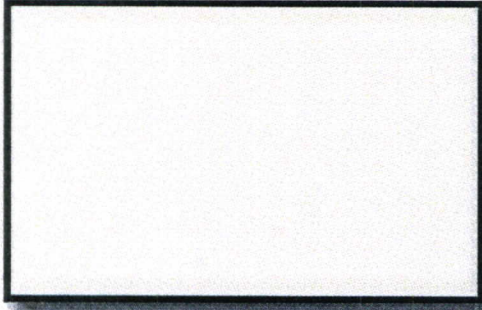
CTA
 1185 GROVE STREET
 P.O. BOX 336-0000 P.O. BOX 33135
 WWW.CTAGROUP.COM

DESIGN REVIEW DRAWINGS
 WINCO FOODS STORE
 NEC ARIZONA & DESERT
 GILBERT, ARIZONA

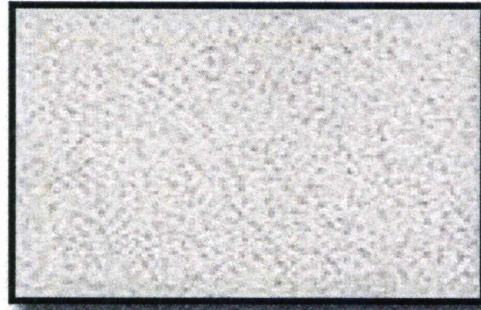
WinCo FOODS

SHEET TITLE
 BUILDING ELEVATIONS

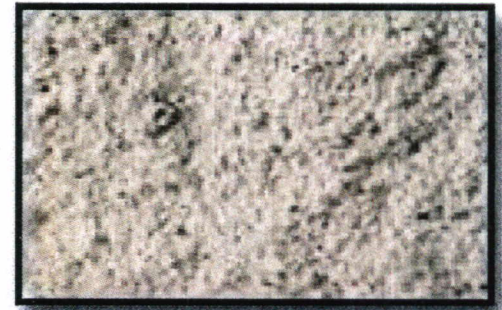
DR14-33: Pads B and D at AZ Ave Winco
 Exhibit 3 - Approved Elevations (DR12-24)
 October 9, 2014



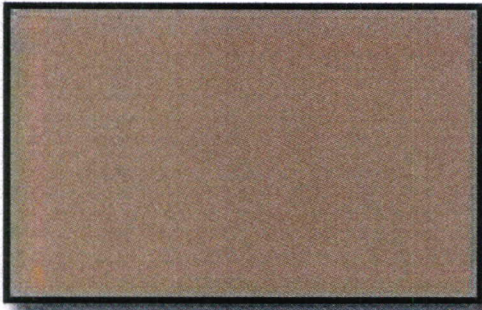
**P1 - PAINT
BENJAMIN MOORE
HC-27 MONTEREY WHITE**



**E1 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-27 MONTEREY WHITE**



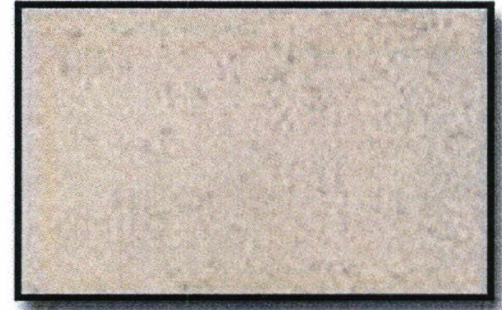
**M1 - SPLIT FACE CMU
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



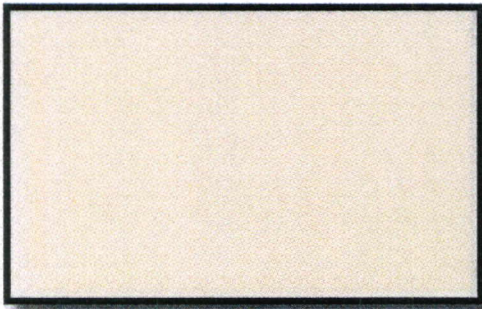
**P2 - PAINT
BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



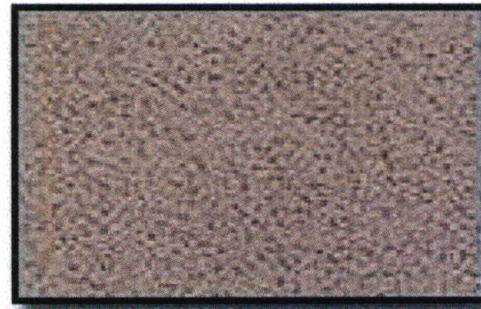
**E2 - EIFS SWIRL COARSE
PAINT BENJAMIN MOORE
HC-39 PUTNAM IVORY**



**M2 - SMOOTH FACE CMU
PAINT BENJAMIN MOORE
HC-34 WILMINGTON TAN**



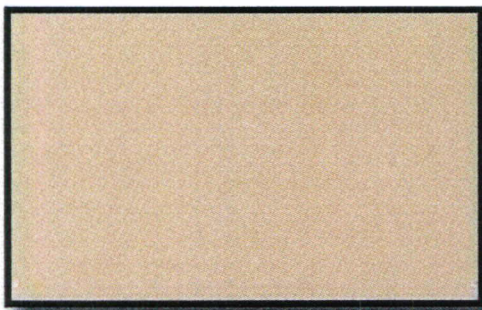
**P3 - PAINT
BENJAMIN MOORE
HC-39 PUTNAM IVORY**



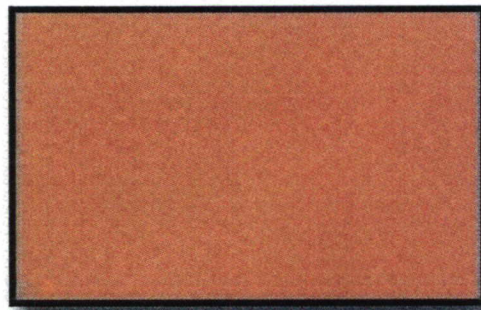
**E3 - EIFS SAND PEBBLE
PAINT BENJAMIN MOORE
HC-75 MARYVILLE BROWN**



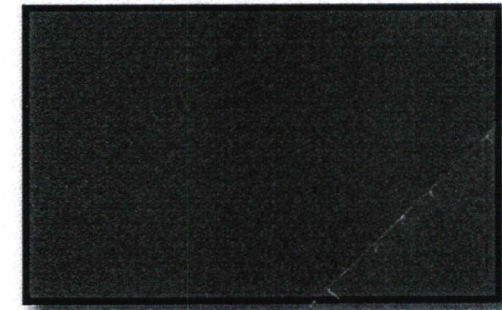
**MC - METAL COPING/
FLASHING PAINTED -
MATCH BERRIDGE STAND-
ING SEAM COPPER COAT**



**P4 - PAINT
BENJAMIN MOORE
HC34 WILMINGTON TAN**



**R1 - METAL ROOFING
BERRIDGE STANDING SEAM
COPPER-COTE**



**R2 - METAL ROOFING
BERRIDGE STANDING SEAM
CHARCOAL GREY**

**DESIGN REVIEW
WINCO FOODS STORE
NEC ARIZONA & DESERT
GILBERT, ARIZONA**

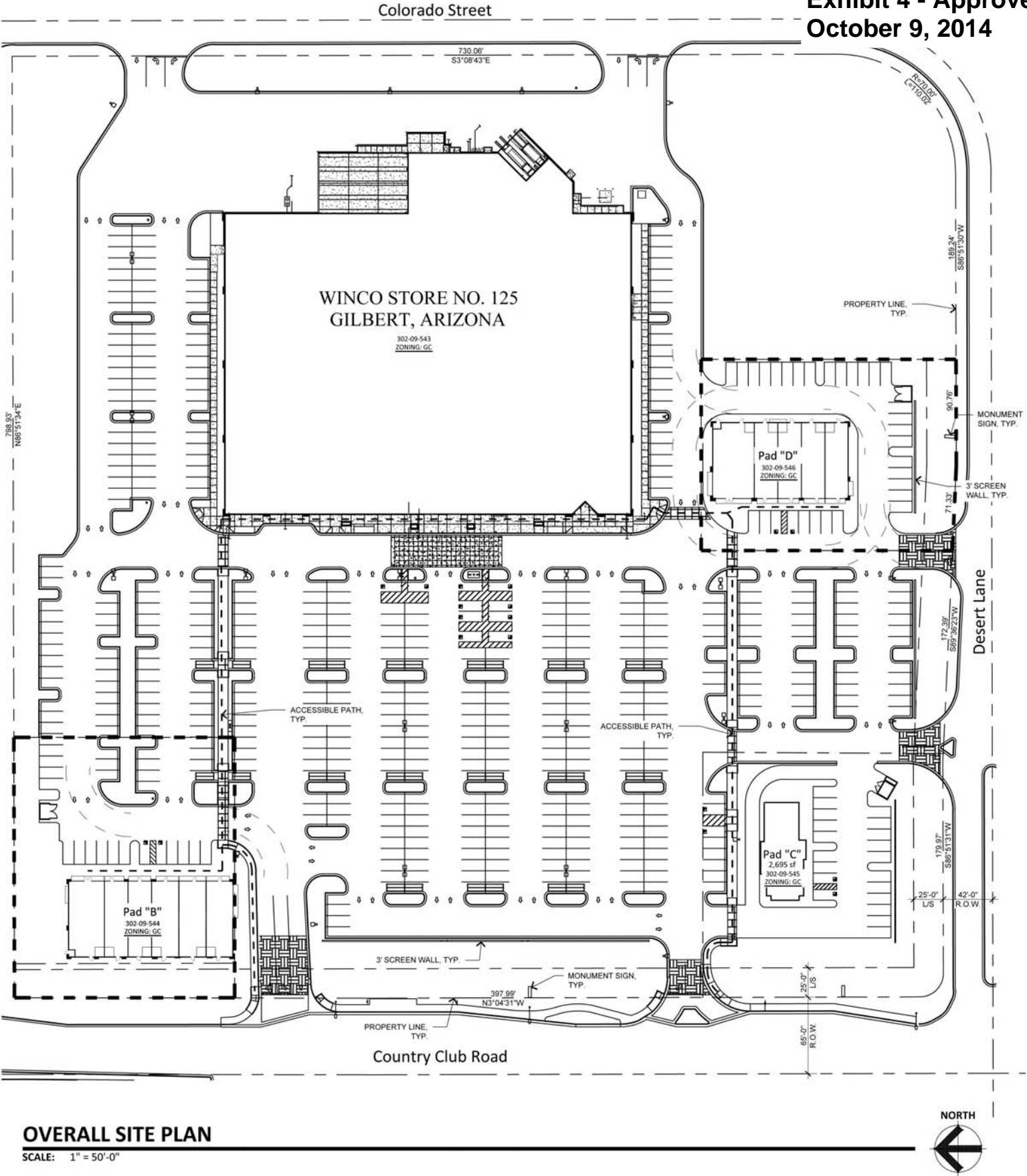
09/27/2012



ARCHITECTS ENGINEERS

GENERAL NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8" SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
- A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
- B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
- C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
- A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
- B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
9. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
10. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
- A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
- B. ROUTED UNDER GROUND.
11. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
12. ALL FREESTANDING LIGHT POLES SHALL:
- A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
- B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
- C. BE LOCATED TO AVOID CONFLICT WITH TREES.
13. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
14. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
15. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



OVERALL SITE PLAN

SCALE: 1" = 50'-0"

Overall Site Plan (Pad B & Pad D at Winco Gilbert)
1363 N. ARIZONA AVE.
GILBERT, ARIZONA
DATE: 09-18-14 (PRELIMINARY)

DR14-33: Pads B and D at AZ Ave Winco
Exhibit 4 - Approved Overall Site Plan, Pad B and Pad D
October 9, 2014

GROSS AREA:	53,534 S.F. / 1.2 ACRES
BUILDING SQUARE FOOTAGE:	9,100 S.F.
LOT COVERAGE PERCENTAGE:	22%
MAX. BUILDING HEIGHT:	28'-0"

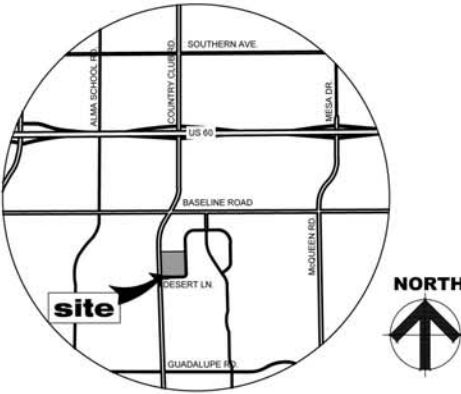
PAD D

PARCEL:	302-09-546
EXISTING ZONING:	GC (GENERAL COMMERCIAL)
NET AREA:	34,910 S.F. / .80 ACRES
GROSS AREA:	40,011 S.F. / .92 ACRES
BUILDING SQUARE FOOTAGE:	7,475 S.F.
LOT COVERAGE PERCENTAGE:	21%
MAX. BUILDING HEIGHT:	28'-0"

PARKING REQUIREMENTS

PARKING REQUIRED:	
MAJOR A (94,571 S.F.) @ 1/250	377
PAD B (9,100 S.F.) @ 1/250	36
PAD C (2,695 S.F.) @ 1/250	11
PAD D (7,475 S.F.) @ 1/250	30
TOTAL	454
ACCESSIBLE PARKING REQUIRED:	11
ACCESSIBLE PARKING PROVIDED:	18
TOTAL PARKING PROVIDED:	513

VICINITY MAP

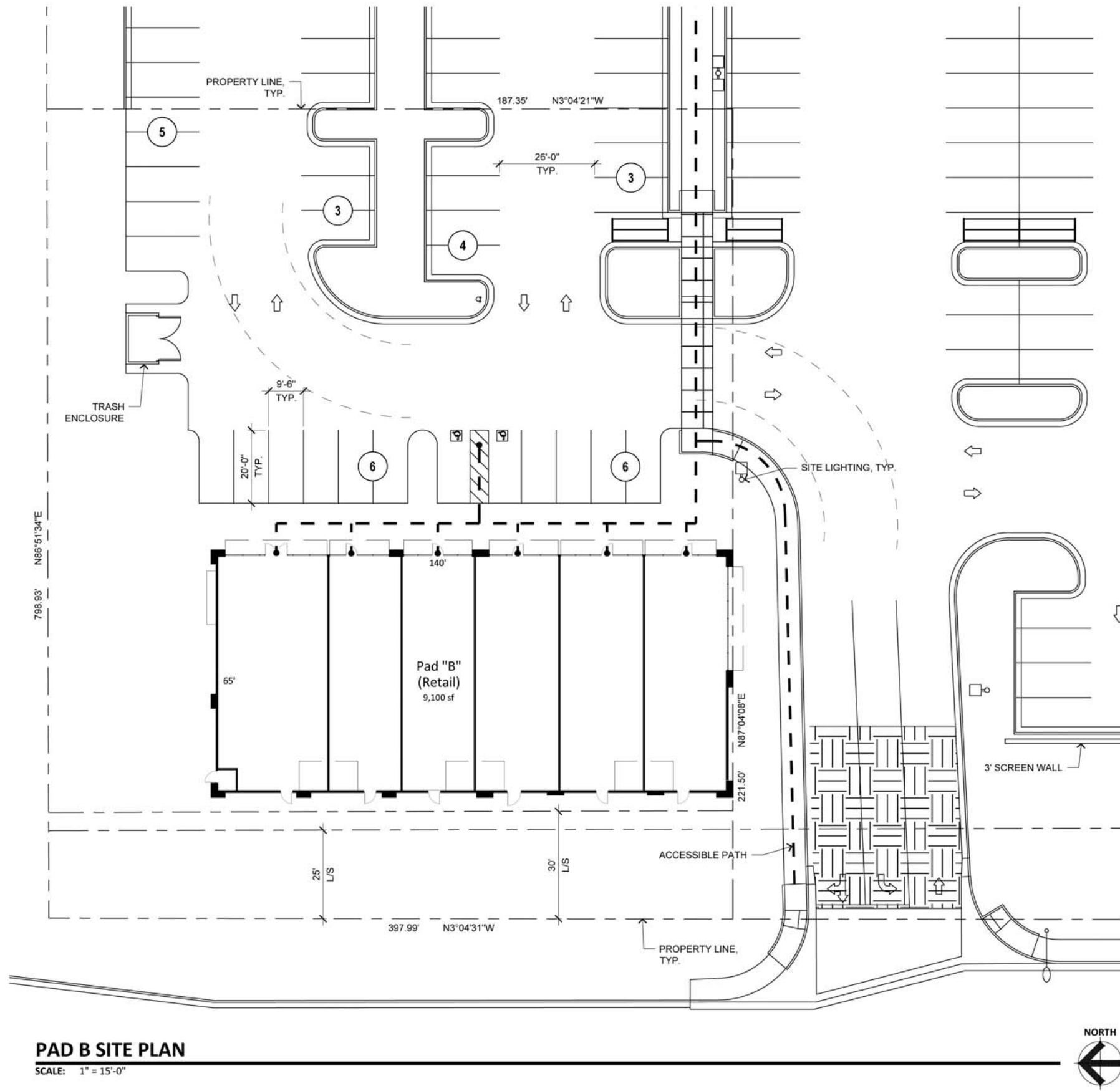


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OF THE ARCHITECT.

SP-1

RKAA# 14057.00





PAD B SITE PLAN
SCALE: 1" = 15'-0"

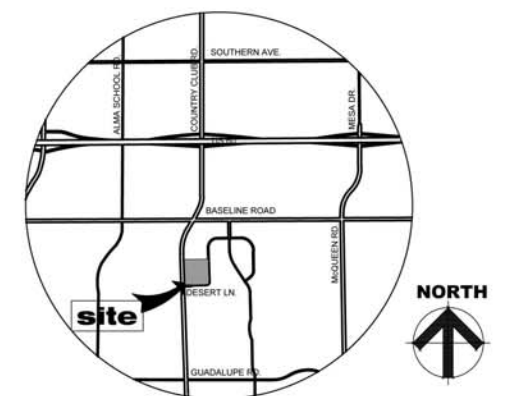
PAD B

PARCEL:	302-09-544
EXISTING ZONING:	GC (GENERAL COMMERCIAL)
NET AREA:	41,363 S.F. / .95 ACRES
GROSS AREA:	53,534 S.F. / 1.2 ACRES
BUILDING SQUARE FOOTAGE:	9,100 S.F.
LOT COVERAGE PERCENTAGE:	22%
MAX. BUILDING HEIGHT:	28'-0"

PARKING REQUIREMENTS

PARKING REQUIRED:	
MAJOR A (84,671 S.F.) @ 1/250	377
PAD B (9,100 S.F.) @ 1/250	36
PAD C (2,695 S.F.) @ 1/250	11
PAD D (7,475 S.F.) @ 1/250	30
TOTAL	454
ACCESSIBLE PARKING REQUIRED:	11
ACCESSIBLE PARKING PROVIDED:	18
TOTAL PARKING PROVIDED:	513

VICINITY MAP

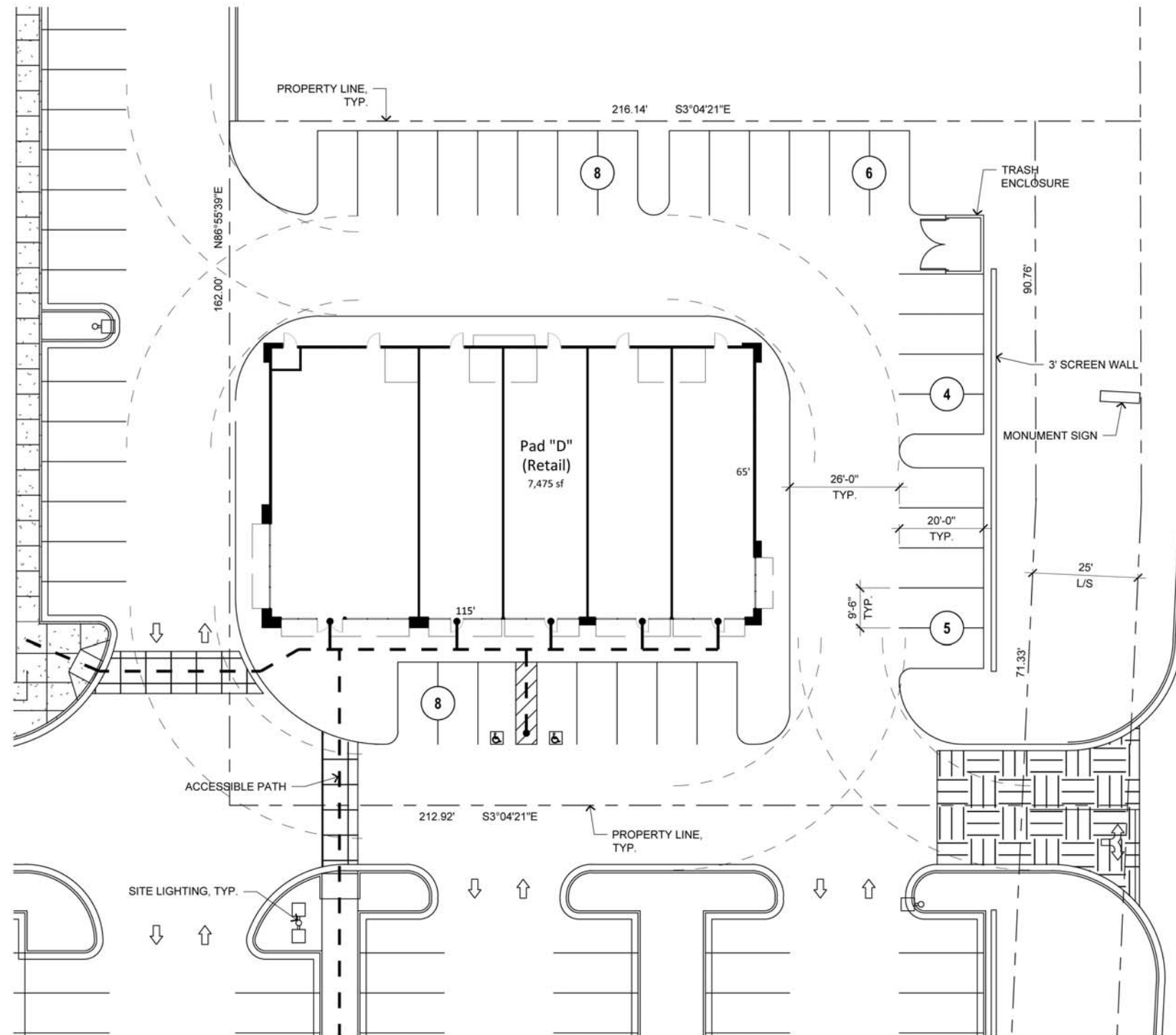


PAD D

PARCEL:	302-09-546
EXISTING ZONING:	GC (GENERAL COMMERCIAL)
NET AREA:	34,910 S.F. / .80 ACRES
GROSS AREA:	40,011 S.F. / .92 ACRES
BUILDING SQUARE FOOTAGE:	7,475 S.F.
LOT COVERAGE PERCENTAGE:	21%
MAX. BUILDING HEIGHT:	28'-0"

PARKING REQUIREMENTS

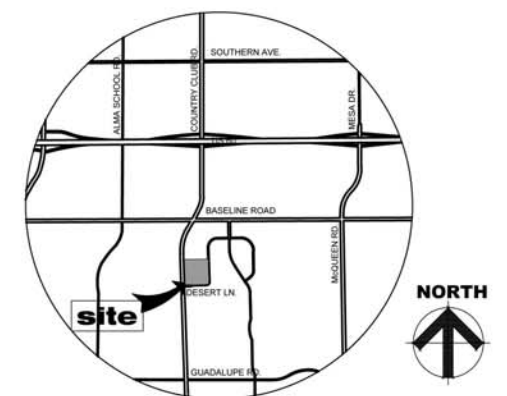
PARKING REQUIRED:	
MAJOR A (94,671 S.F.) @ 1/250	377
PAD B (9,100 S.F.) @ 1/250	36
PAD C (2,695 S.F.) @ 1/250	11
PAD D (7,475 S.F.) @ 1/250	30
TOTAL	454
ACCESSIBLE PARKING REQUIRED:	11
ACCESSIBLE PARKING PROVIDED:	18
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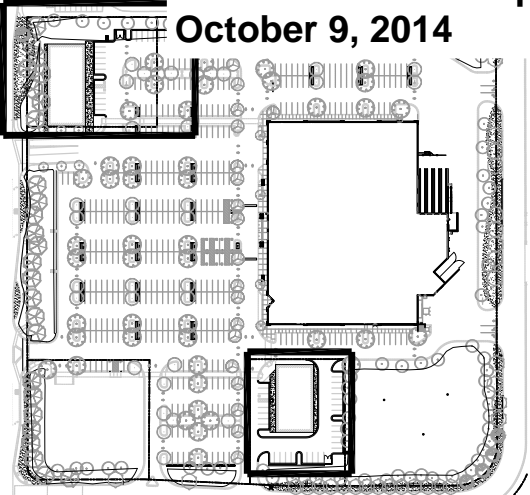
PAD D SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



VIEW 1 - PARCEL 'B'











VIEW 2 - PARCEL 'D'

WINCO SITE OVERVIEW PLAN

SCALE:1"=100'

ARIZONA AVENUE












PARCEL 'B' PLAN

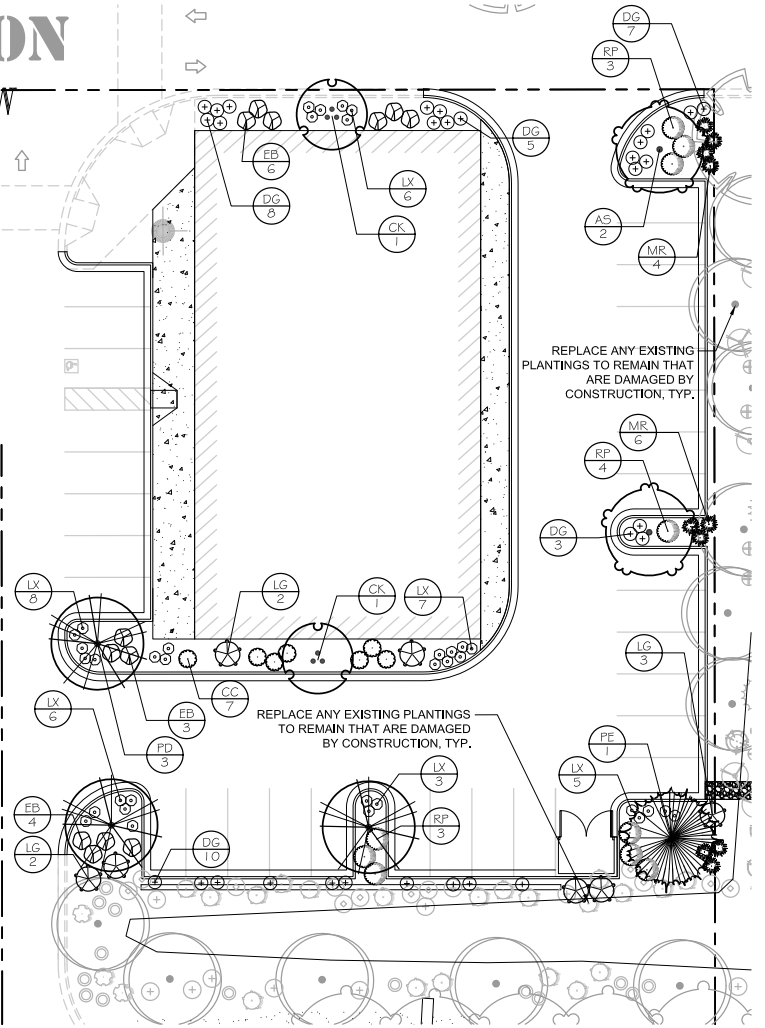
PLANT SCHEDULE PARCEL B						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	4	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX		6' MIN. HT.
	3	X CHITALPA TASHKENTENSIS	CHITALPA TREE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	17	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	● 4' O.C.	
	20	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	● 4' O.C.	
	16	LANTANA X 'NEW GOLD' GROUNDCOVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	● 2' O.C.	
	15	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	● 4' O.C.	
	11	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	● 6' O.C.	
	12	MUHLENBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	● 5' O.C.	

SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
FOR TOWN OF GILBERT REVIEW

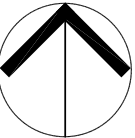
PLANT SCHEDULE PARCEL D						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	2	ACACIA SALICINA	WILLOW ACACIA	24"BOX		6' MIN. HT.
	2	CHILOPSIS LINEARIS 'KATIE'	'KATIE' DESERT WILLOW	24"BOX		6' MIN. HT.
	3	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24"BOX		6' MIN. HT.
	1	PINUS ELDARICA MIN. 1' HT., MIN 1-1/2" CAL.	AFGHAN PINE	24"BOX		6' MIN. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	7	CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL	● 4' O.C.	
	30	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL	● 3' O.C.	
	13	EREMOPHILA HYGROPHANA 'BLUE BELLS'	'BLUE BELLS' EMU BUSH	5 GAL	● 4' O.C.	
	35	LANTANA X 'NEW GOLD' GROUNDCOVER, SPACING VARIES, APPX. 4' O.C.	'NEW GOLD' LANTANA	1 GAL	● 2' O.C.	
	7	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL	● 6' O.C.	
	10	MUHLENBERGIA RIGENS SHRUB, SPACING VARIES, APPX. 3' O.C.	DEER GRASS	5 GAL	● 5' O.C.	
	10	RUPELLIA PENINSULARIS SHRUB, SPACING VARIES, APPX. 5' O.C.	BAJA RUPELLIA	5 GAL	● 5' O.C.	



PARCEL 'D' PLAN



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015



NORTH

0 20' 40' 60'

SCALE: 1"=20'-0"

ARIZONA AVENUE OUTPARCELS



PRELIMINARY LANDSCAPE PLAN

JEFFREY B. GLANDER & ASSOCIATES, PLLC
Site Planning
Landscape Architecture

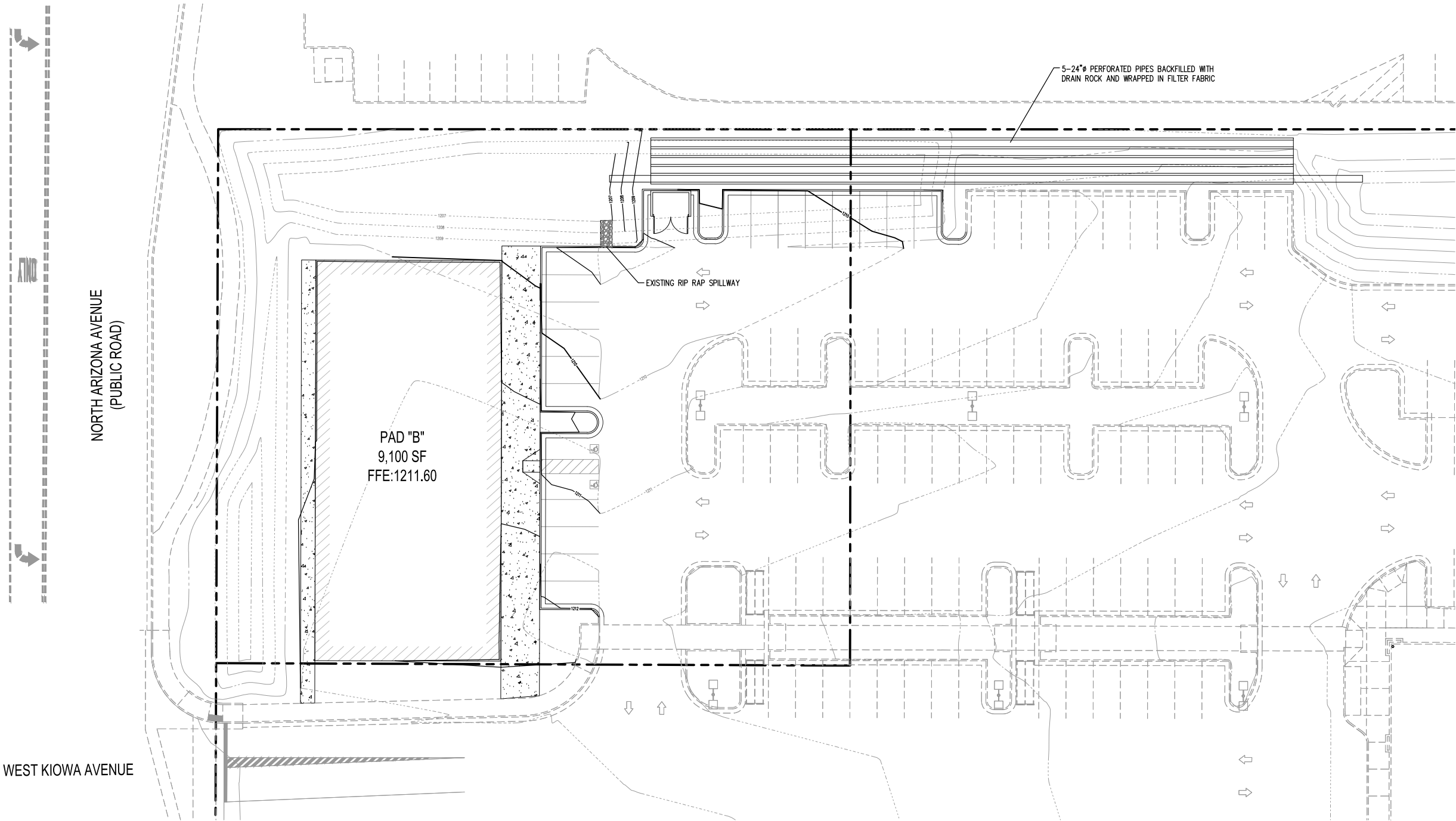
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of 2

1821 4th Avenue E. Olympia, WA 98506
ph. (360) 357-6972
fx. (360) 786-8073
www.glanderasociates.com

SEC. 3, T.1 S., R. 5 E.

DR14-33: Pads B and D at AZ Ave Winco
Exhibit 6 - Grading and Drainage
October 9, 2014



0 20 40
SCALE IN FEET

LEGEND


- XX--- EXISTING MAJOR CONTOUR
- XX--- EXISTING MINOR CONTOUR
- XX--- PROPOSED MAJOR CONTOUR
- XX--- PROPOSED MINOR CONTOUR

DATE	
REVISIONS	

**SCJ ALLIANCE**
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

SHEET TITLE: GRADING AND DRAINAGE PLAN

PROJECT NAME: CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

SEAL: 

DESIGNER: T. BRADLEY

DRAWN BY: L. HURTADO

APPROVED BY: B. JOHNSON

DATE: JULY, 2014

JOB No: 1562.01

DRAWING FILE No: 1562.01 CG-01

DRAWING No: CG-01

SHEET No: # OF ##

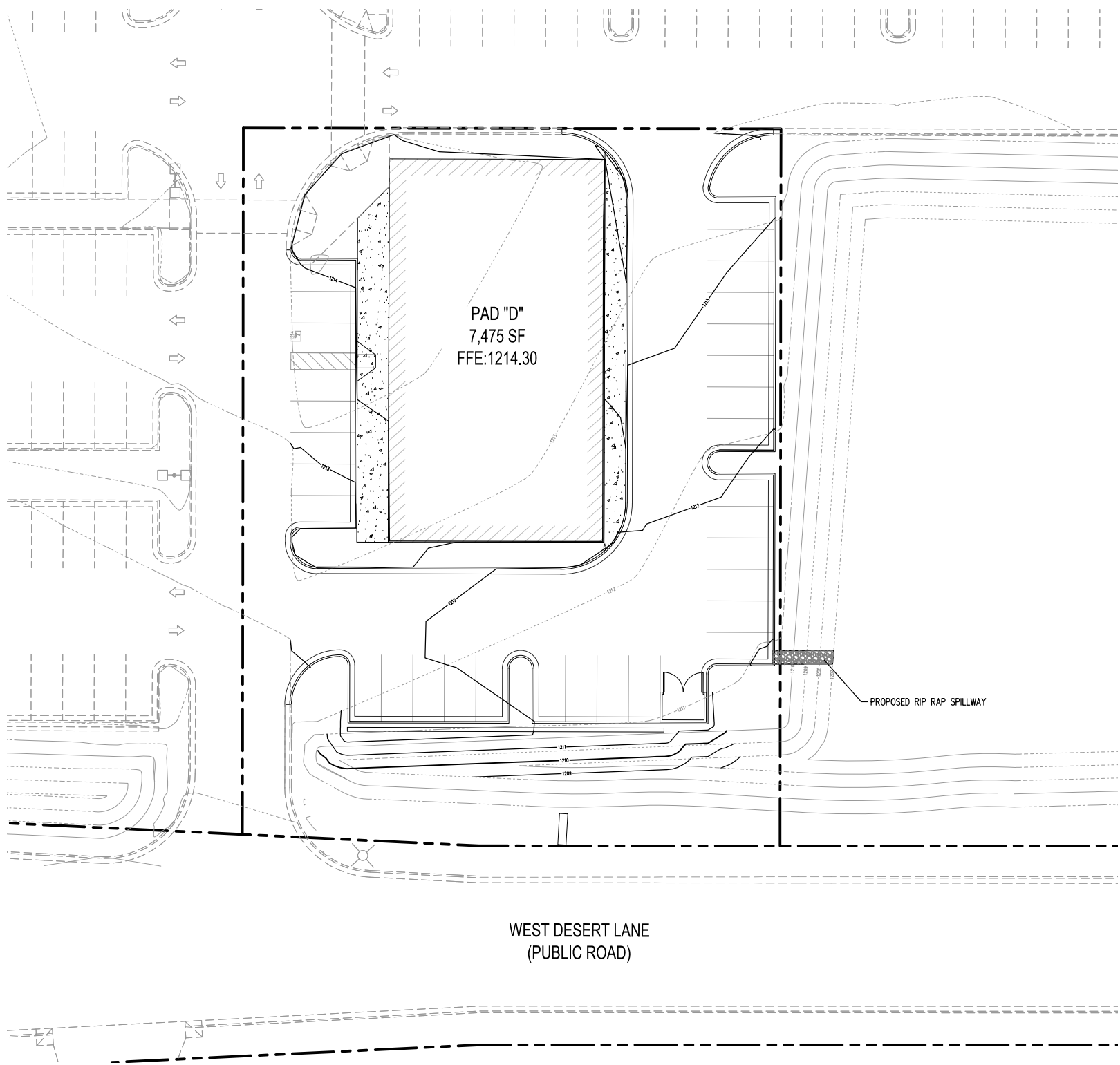
Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One-Stop, Inc.

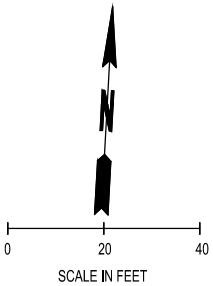
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Sep 17, 2014 7:39:12am - User: brandon
N:\PROJECTS\1562 BARCLAY GROUP\1562.01 GILBERT, AZ OUTPARCELS CONSTRUCTION DOCUMENTS\PHASE 30- CONSTRUCTION DOCUMENTS\CADD\1562.01

SEC. 3, T.1 S., R. 5 E.



WEST DESERT LANE
(PUBLIC ROAD)



LEGEND

- XX--- EXISTING MAJOR CONTOUR
- XX--- EXISTING MINOR CONTOUR
- XX--- PROPOSED MAJOR CONTOUR
- XX--- PROPOSED MINOR CONTOUR



SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

SHEET TITLE: GRADING AND DRAINAGE PLAN

PROJECT NAME:
CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

SEAL:



DESIGNER:
T. BRADLEY
DRAWN BY:
L. HURTADO
APPROVED BY:
B. JOHNSON
DATE:
JULY, 2014
JOB No:
1562.01
DRAWING FILE No:
1562.01 CG-02
DRAWING No:
CG-02
SHEET No: # OF ##





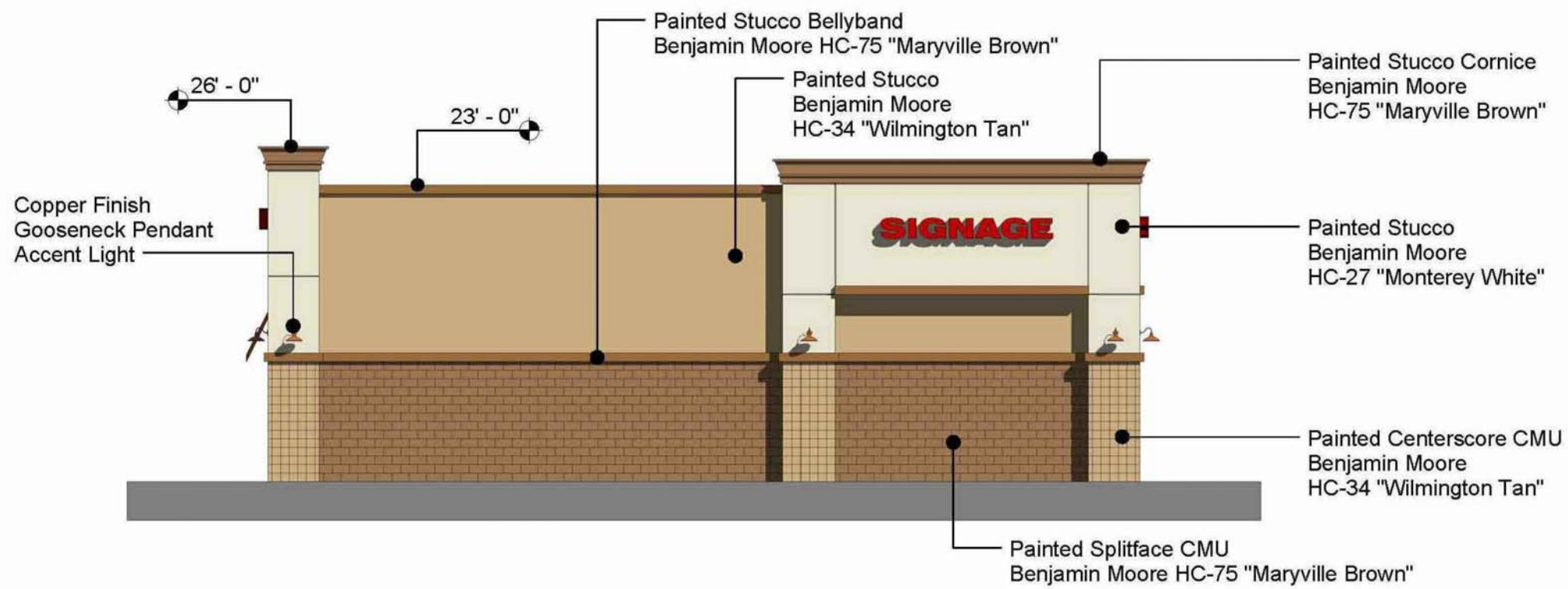
EAST ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"



WEST ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION (PAD B)

SCALE: 3/16" = 1'-0"

Elevations (Pad B & Pad D at Winco Gilbert)

1363 N. ARIZONA AVE.
GILBERT, ARIZONA
DATE: 09-18-14 (PRELIMINARY)



SOUTH EAST VIEW (PAD B)



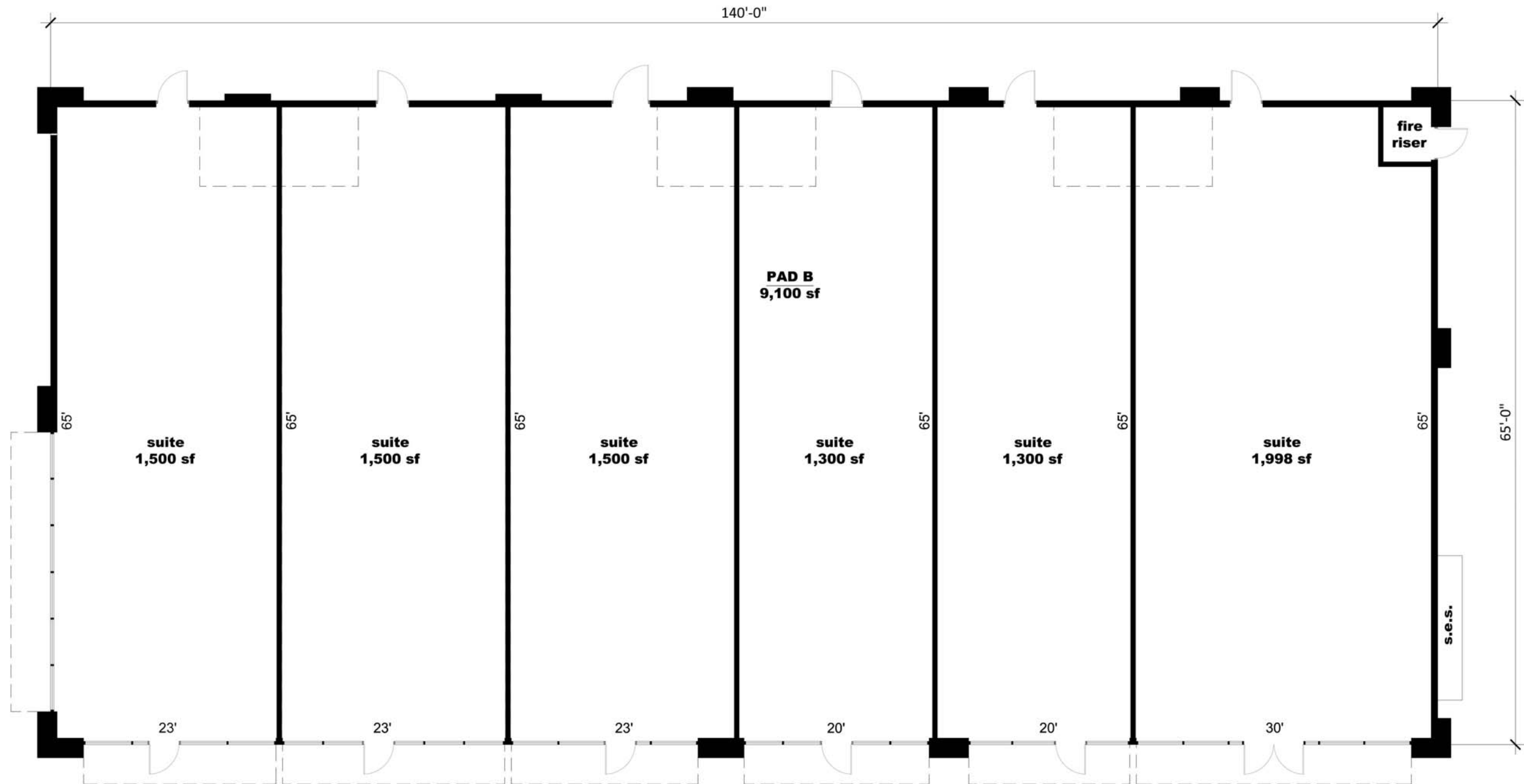
SOUTH WEST VIEW (PAD B)



NORTH EAST VIEW (PAD B)



NORTH WEST VIEW (PAD B)



FLOOR PLAN (PAD B)

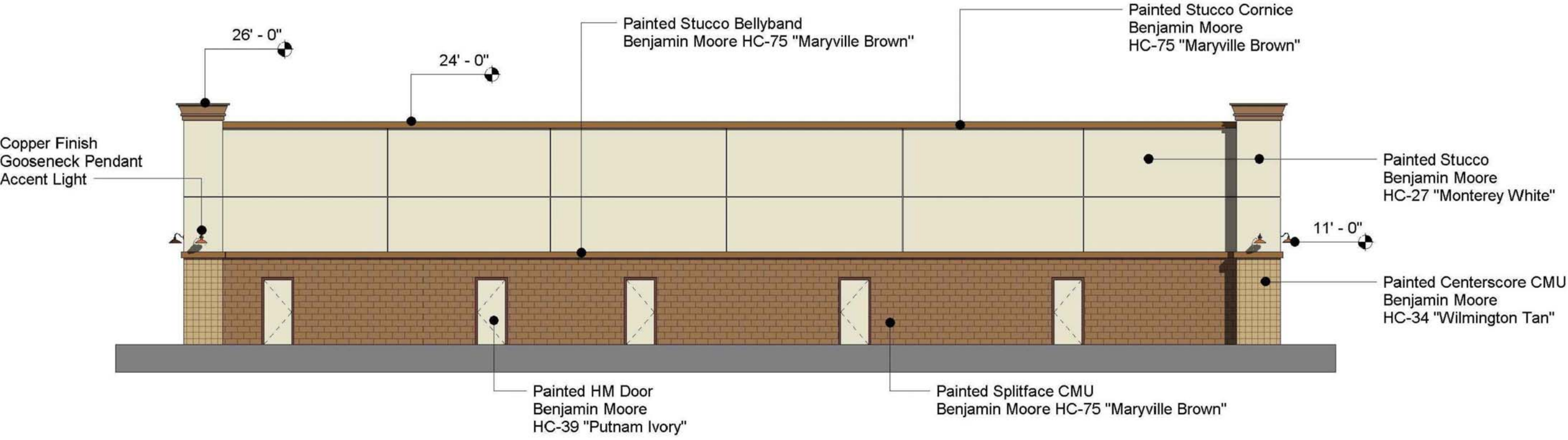
SCALE: 3/16" = 1'-0"





WEST ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"



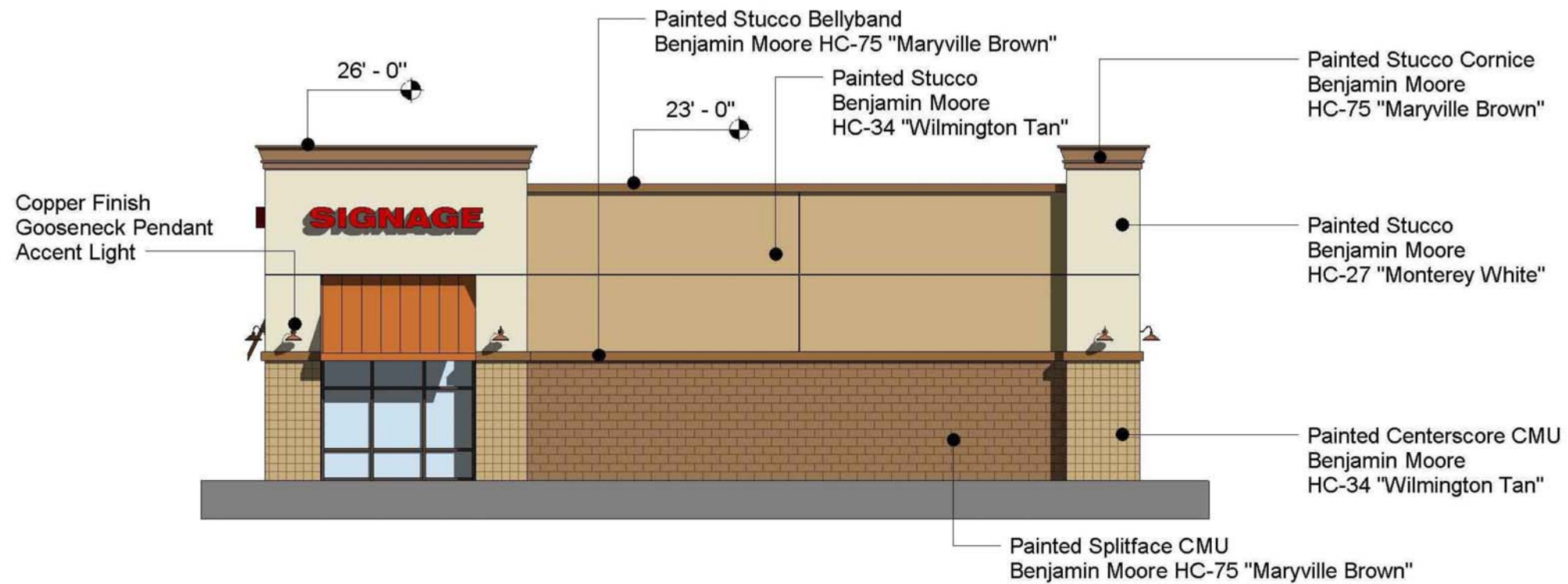
EAST ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"

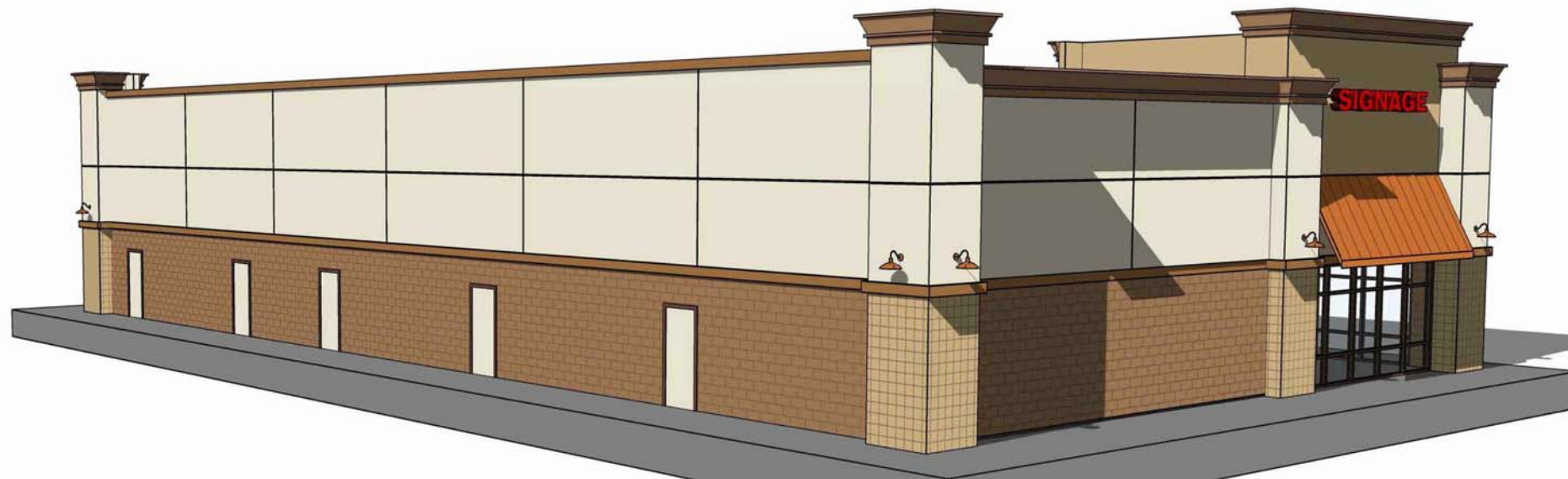


SOUTH ELEVATION (PAD D)

SCALE: 3/16" = 1'-0"



NORTH WEST VIEW (PAD D)



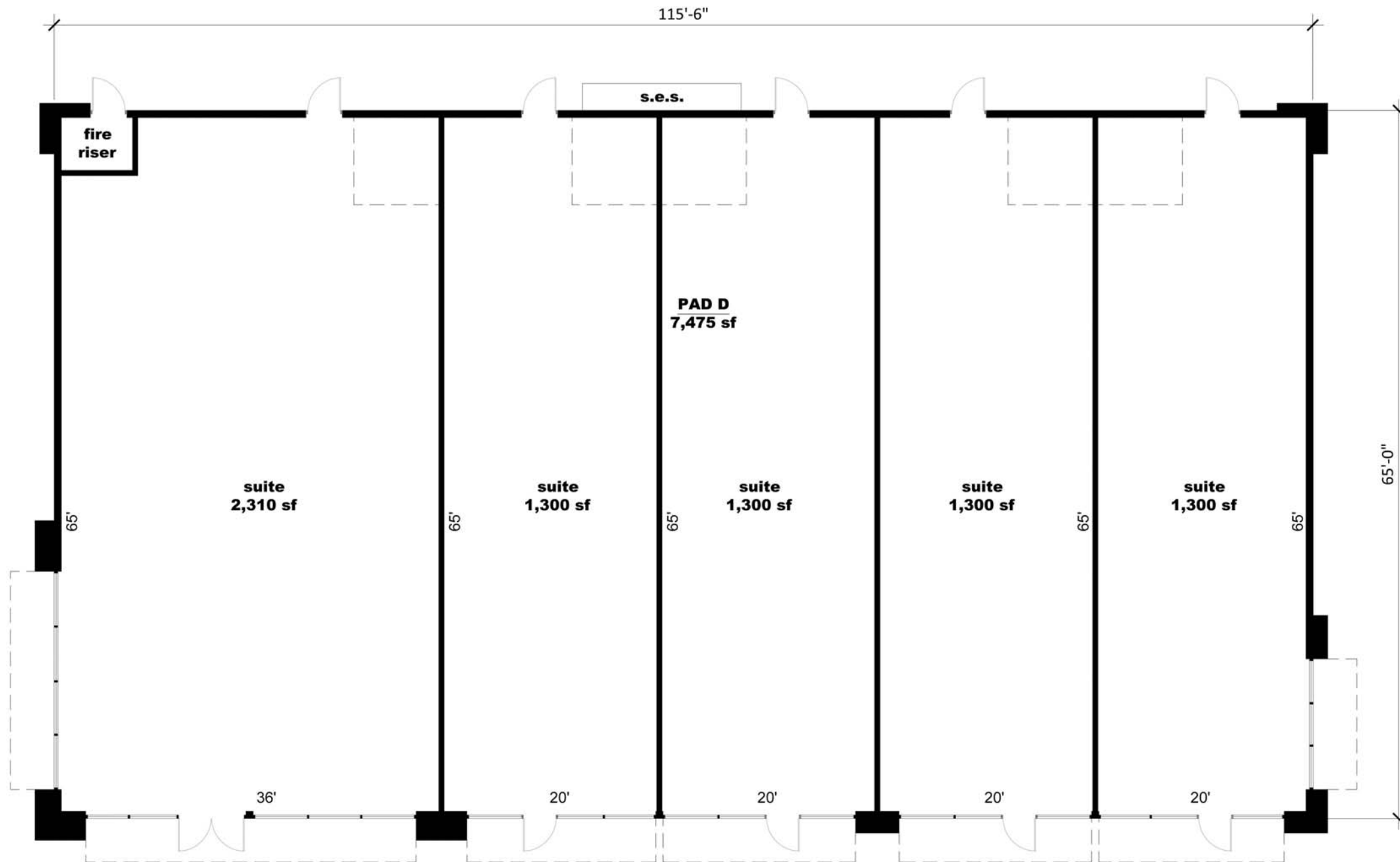
NORTH EAST VIEW (PAD D)



SOUTH WEST VIEW (PAD D)



SOUTH EAST VIEW (PAD D)



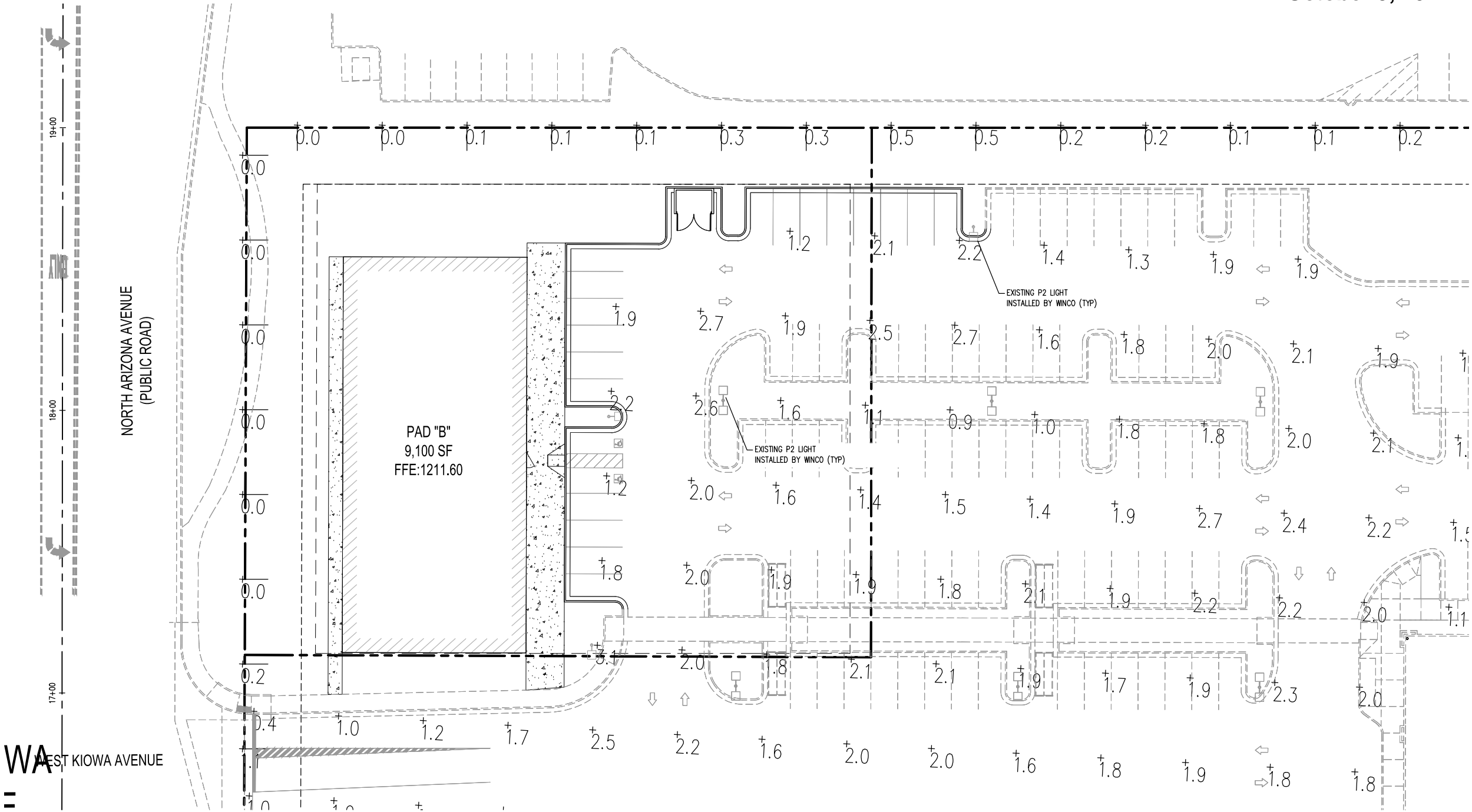
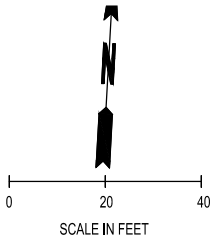
FLOOR PLAN (PAD D)

SCALE: 3/16" = 1'-0"



SEC. 3, T.1 S., R. 5 E.

DR14-33: Pads B and D at AZ Ave Winco
Exhibit 9 - Lighting
October 9, 2014



- GENERAL NOTES**
- VALUES SHOWN IN PARKING DRIVE AREAS INDICATE CALCULATED HORIZONTAL ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
 - VALUES SHOWN AT PROPERTY LINE INDICATE CALCULATED VERTICAL ILLUMINATION LEVEL IN FOOT-CANDLES AT +5'-0" ABOVE GRADE.

- KEYED NOTES**
- UTILITY COMPANY TRANSFORMER.
 - FUTURE LIGHT POLE AND FIXTURE (PHASE 2).
 - UTILITY TRANSFORMER SECONDARY CONDUIT AND CONDUCTORS BY ELECTRICAL CONTRACTOR; COORDINATE RACEWAY AND CONDUCTOR REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION.

ELECTRICAL LIGHTING FIXTURE SCHEDULE					
CONTRACTOR FURNISHED / CONTRACTOR INSTALLED					
SYMBOL DESCRIPTION	VOLT-AMP REQUIREMENTS	LAMP REQUIREMENTS	MOUNTING REQUIREMENTS	MFR. & CATALOG NUMBER	NOTES
P1 SINGLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 3 DISTRIBUTION	292	288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR3-480-RPA-DDBXD	1
P2 DOUBLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 5 DISTRIBUTION	584	2-288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR5-480-RPA-DDBXD	1

SCJ ALLIANCE CONSULTING SERVICES

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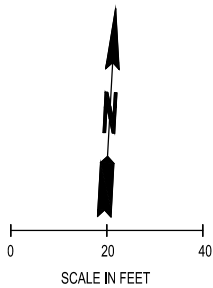
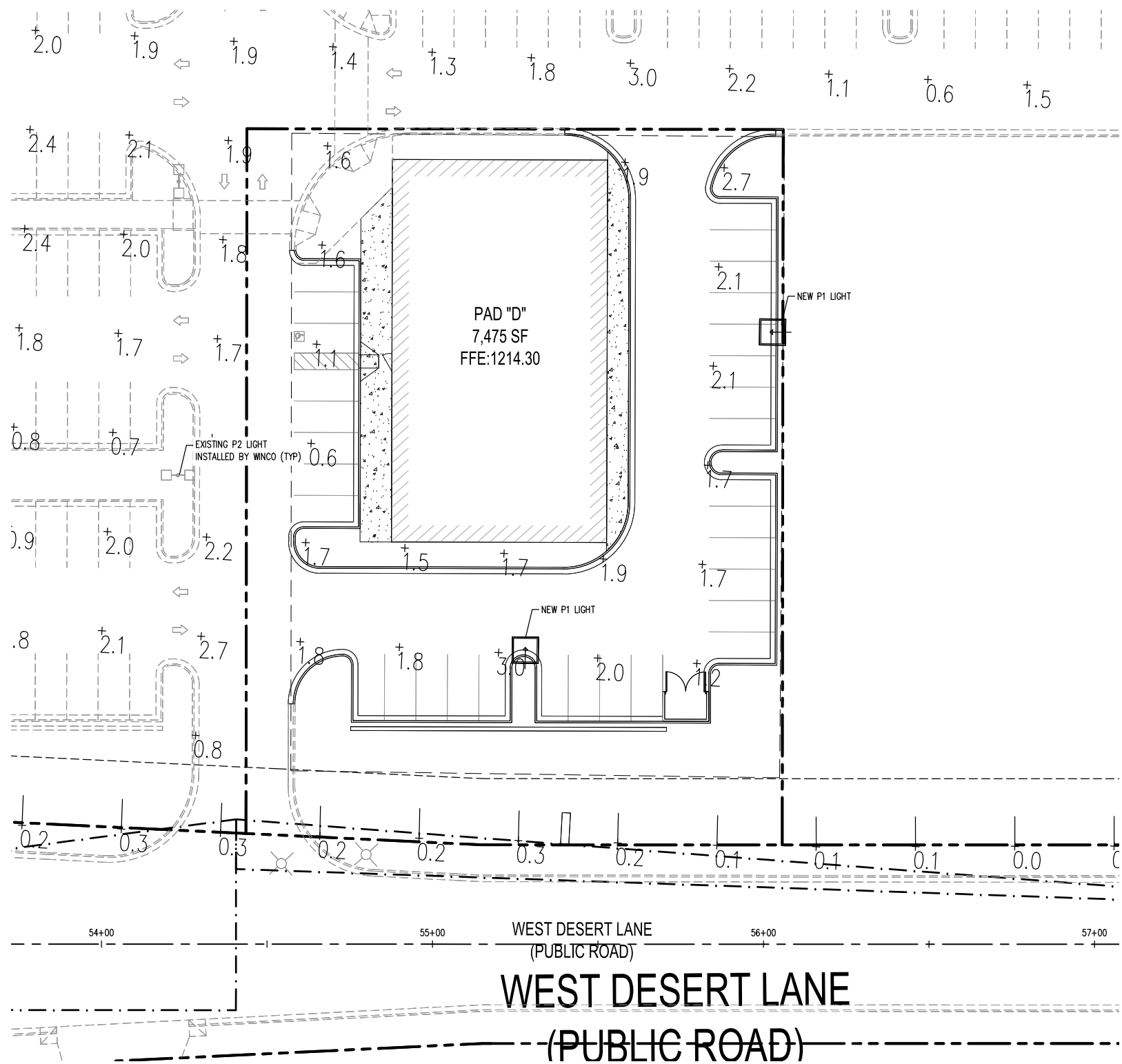
PHOTOMETRIC PLAN

CONCEPTUAL DESIGN FOR OUT PARCELS B & D
1363 N. ARIZONA AVENUE
GILBERT, AZ

DESIGNER: T. BRADLEY
DRAWN BY: L. HURTADO
APPROVED BY: B. JOHNSON
DATE: JULY, 2014
JOB No: 1562.01
DRAWING FILE No: 1562.01 CG-01
DRAWING No: IL-01
SHEET No: # OF ##



SEC. 3, T.1 S., R. 5 E.



LEGEND

- XX--- EXISTING MAJOR CONTOUR
- XX--- EXISTING MINOR CONTOUR
- XX--- PROPOSED MAJOR CONTOUR
- XX--- PROPOSED MINOR CONTOUR

GENERAL NOTES

- VALUES SHOWN IN PARKING DRIVE AREAS INDICATE CALCULATED HORIZONTAL ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
- VALUES SHOWN AT PROPERTY LINE INDICATE CALCULATED VERTICAL ILLUMINATION LEVEL IN FOOT-CANDLES AT +5'-0" ABOVE GRADE.

KEYED NOTES

- UTILITY COMPANY TRANSFORMER.
- FUTURE LIGHT POLE AND FIXTURE (PHASE 2).
- UTILITY TRANSFORMER SECONDARY CONDUIT AND CONDUCTORS BY ELECTRICAL CONTRACTOR; COORDINATE RACEWAY AND CONDUCTOR REQUIREMENTS WITH LOCAL AUTHORITY HAVING JURISDICTION.

ELECTRICAL LIGHTING FIXTURE SCHEDULE

CONTRACTOR FURNISHED / CONTRACTOR INSTALLED					
SYMBOL	DESCRIPTION	VOLT-AMP REQUIREMENTS	LAMP REQUIREMENTS	MOUNTING REQUIREMENTS	MFR. & CATALOG NUMBER
P1	SINGLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 5 DISTRIBUTION	292	288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR3-480-RPA-DDBXD
P2	DOUBLE HEAD ARCHITECTURAL LED AREA LIGHTING W/ TYPE 5 DISTRIBUTION	584	2-288W LED	POLE	LITHONIA NO. CSX2 LED-4-30B700-50K-SR5-480-RPA-DDBXD

SCJ ALLIANCE
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Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100